




**COUNTY OF LOUDOUN  
PARKS, RECREATION AND COMMUNITY SERVICES  
REFERRAL MEMORANDUM**

**To:** Marchant Schneider, Project Manager, Planning Department **(MSC #62)**

**From:**  Brian G. Fuller, Park Planner, Facilities Planning and Development  
**(MSC #78)**

**Through:**  Mark A. Novak, Chief Park Planner, Facilities Planning and Development

**CC:** Diane Ryburn, Director

Steve Torpy, Assistant Director

Su Webb, Chairman, PROS Board, Catoctin District

Jean Ault, Vice Chairman, PROS Board, Dulles District

Robert C. Wright, PROS Board, Open Space Member

James E. O'Connor, PROS Board, Open Space Member

**Date:** July 8, 2010

**Subject:** **HS-7 Dulles South and Elementary School (2<sup>nd</sup> Submission)**  
**ZMAP 2010-0001 and SPEX 2010-0003**

**Election District:** Dulles

**Sub Planning Area:** Dulles

**MCPI #:** Multiple



**BACKGROUND and ANALYSIS:**

The Applicant, Loudoun County Public Schools (LCPS), is seeking a ZMAP to rezone three (3) acres of land from PD-GI to TR1-UBF, and a Special Exception to permit a high school (HS-7) and an elementary school on a 97.16-acre assemblage of property straddling Goshen Road, to the south of future Tall Cedars Parkway, to the north of Braddock Road, and to the west of future Relocated Route 659. The properties are also within one mile of the LDN-60 of Dulles Airport, within the AI (Airport Impact Overlay District) and contain major floodplain within the FOD (Floodplain Overlay District).

LCPS proposes to construct a high school on the northern portion of the property assemblage with various associated recreational facilities. The Loudoun County Schools program for a high school includes a building of approximately 292,000 square feet with a student capacity of 1800. LCPS is also proposing to construct a portion of Relocated Route 659 and a connector road back to the northern portion of Goshen Road to serve the high school. The planned opening for the high school is the Fall of 2012 as identified in the FY 2010-2014 School Board Adopted Improvements Program.

LCPS proposes to construct an elementary school on the southern portion of the property assemblage with associated recreational facilities (unlighted softball field and

an all purpose field). The elementary school program includes a two-story building of up to 105,000 square feet with a student capacity of 875. A specific elementary school has not been identified for the site, but will be determined under future CIP review.

## **POLICY:**

The proposed school site is governed under the policies of the Revised General Plan (RGP), the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The subject property is designated as Transition Policy Area under Revised General Plan and is located in the Upper Broad Run Subarea. The Transition Policy Area is intended to provide a visual and spatial transition between the suburban development in the eastern part of the County and rural development in the west. All development in the Transition Policy Area is to achieve a balance between the built and natural environments and to provide significant open space respecting the Green Infrastructure policies. The narrative for non-residential component of the Transition Policy Area recognizes the need to provide public schools that will serve the rural and suburban populations.

## **COMMENTS:**

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. The Department of Parks, Recreation and Community Services has enjoyed a long-standing collaboration with Loudoun County Public Schools that allows the use of certain school facilities for PRCS programs. We appreciate that cooperative agreement and see this use as consistent with the Revised General Plan policy that states school sites should be "*community assets and the focal point for active recreation and after-school programs*".

Applicant Response: No response.

**Issue Status: Acknowledged.**

2. PRCS strongly supports any efforts to protect and preserve wetlands, trees, and native vegetation because these contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics, all of which contribute to the health of the community's residents.

Applicant Response: No response.

**Issue Status: Acknowledged.**

3. PRCS supports the additional playing fields at the proposed elementary school that could be utilized by community sports leagues, allocated through PRCS. Staff recommends LCPS and PRCS staff work together on the design and implementation of these fields in terms of size and grading.

*Applicant Response:* *The size of the proposed playing field at the elementary school is 360' x 225' with 30' overruns, consistent with Parks and Recreation field standards. With regard to grading, the field is crowned.*

**Issue Status: Acknowledged.**

4. Staff recommends LCPS staff consider the location and size of any future amenities such as a jogging track that is often developed after the school opens and funded by the PTA. Such a feature could have an impact on the proposed fields.

*Applicant Response:* *This is a good observation. However, for this particular site, there is not sufficient room to add a jogging track around the elementary school play field.*

**Issue Status: Acknowledged.**

5. Staff notes that the Applicant's plans and Statement of Justification recognize the proffered park site from the C.D. Smith Property is adjacent to the proposed school property assemblage. Under the proffers for approved ZMAP 2002-0003, C.D. Smith Property (V.B.3, Pedestrian Circulation and Recreation), the Owner (Two Greens/Kirkvest) shall construct and convey to the County the active and passive recreation uses as shown on the Concept Plan, including parking, in the area of the Property designated Community Park (Civic Space), located on the west side of Relocated Route 659, shown on Sheets 6 and 7 of the Concept Plan and identified in Proffer I.A. The Community Park shall be completed and conveyed no later than the issuance of the 300<sup>th</sup> residential zoning permit for the Property. If the County declines acceptance of the area, the parcel shall be conveyed to the HOA. The Community Park area was further delineated as a part of the Preliminary Plat of Subdivision (SPBL 2005-0042) approved on August 17, 2006; the Construction Plans and Profiles for C.D. Smith – Section 1 (CPAP 2006-0121), approved on April 24, 2008; and on the Construction Plans and Profiles for Relocated Route 659 (CPAP 2005-0038) approved on April 9, 2008. The Community Park is also delineated on the Record Plat (SBRD 2007-0035) and the facility Site Plan (STPL 2008-0047), which are now inactive in the County's land development application process with the Department of Building and Development.

The Applicant will need to verify if the alignment for Road B (which will need to be built to a public road standard) meets Substantial Conformance and CDP-Minor Change requirements per Sections 6-1209 (E) and 6-1511(A) (2) of the Revised

1993 Zoning Ordinance for the proffered C.D. Smith Property park site. Furthermore, the proffered acreage for the park site is 14.57 acres, and it appears that the proposed public road will adversely affect that proffered acreage.

*Applicant Response: Prior to filing the SPEX application, LCPS coordinated with Parks and Recreation on the proposed change and submitted a request to the Zoning Staff asking if the proposed change to the circulation elements within the proffered park site would be in substantial conformance with the approved C.D. Smith Concept Plan. In a letter dated February 5, 2010, the Zoning Staff determined that the modification is in substantial conformance with the approved Concept Plan. The acreage on the Concept Plan, Sheet 7 is listed as "Approx. Acreage 14.57 acres." A calculation of the private road that would be constructed indicates the road would have utilized .51 acres of the park area. The construction of a public street differs in that the area used for the road must be dedicated but the differential is minimal. Proposed Roadway B would provide .57 acres of right-of-way dedication with the resulting park acreage at 14 acres, after the dedication. The difference between the private street area and the public street area is .06 acres. A copy of the 2/5/10 zoning letter is attached for easy reference. As you know, LCPS is also seeking road abandonment for a portion of Goshen Road. The exhibit filed with the abandonment shows that the area that would come back to the C.D. Smith property on the west side of Relocated Route 659 (the proffered park) is 0.19853 acres. The park site will be in substantial conformance with the approximate acreage shown on the proffered concept development plan.*

**Issue Status: Resolved.**

6. In October 2009, the Applicant provided PRCS with two Concept Plan Alternatives for review. Staff reviewed those revised Concept Plat Alternatives for the Community Park, and provided verbal comments which have not been addressed to date. Staff noted the addition of restrooms and a U8 Micro Soccer Field, and that the entrance drive (shown as a road serving the proposed elementary school, called as Road B on Special Exception / Rezoning Plat) and the parking lot, have been realigned. Of the two alternatives provided, Staff prefers Plan Alternative 2, which has the majority of park uses (including the U8 Micro Soccer Field, the parking lot and the restrooms) on the same side of the school entrance road.

While PRCS appreciates these potential amenity upgrades, the Applicant will need to provide verification on whether the additional proposed amenities meet Substantial Conformance and CDP-Minor Change requirements per Sections 6-1209 (E) and 6-1511(A) (2) of the Revised 1993 Zoning Ordinance. Should these changes meet ordinance requirements, Staff requests that these amenities be provided in accordance with the January 2009 Loudoun County Parks, Recreation and Community Services Design and Construction Standards, and that the Applicant provide a Condition of Approval for these improvements.

*Applicant Response:* On May 24<sup>th</sup>, LCPS and Parks and Recreation staff met to review the Parks and Recreation referral and to ensure that all of Parks and Recreation staff comments have been addressed. Parks and Recreation staff confirmed their preference for the Alternative 2 layout, which was reviewed as a part of the February 5, 2010 Zoning letter. This letter includes a review of the alternative park layouts (Alternative 1 and Alternative 2) noting that PRCS had expressed that alternatives to the park were acceptable with the understanding that the size of the park is not reduced and that the parking area for the future County Park site is secured. The 2/5/20 Zoning letter recognized that the specific (proffered) uses and general layout remain the same. In other words, the proffered amenities could still be provided with the proposed change and additional amenities could be incorporated. The modification to the layout was deemed to be in substantial conformance. A copy of the February 5, 2010 Zoning letter is attached. Because the alignment of the public road is slightly different parking may be provided both to the north and south of the road. LCPS will either construct the parking areas when Road B is constructed or provide a cash contribution toward the future construction.

**Issue Status: Resolved.**

7. As stated above, Staff reviewed and commented on the first submission of STPL 2008-0047 for C.D. Smith Park on January 6, 2009. The application has since gone inactive in County review due to the current economic situation. The conceptual proposals provided in October appear to be based on the park being constructed and conveyed to the County. Should the park not be constructed and/or conveyed prior to the Applicant's need to construct either of the proposed schools, the Applicant will need to coordinate with the Owner/Developer (Two Greens/Kirkvest) to obtain the proper permission to construct the road and amenities, and to calculate the proper value of those amenities provided, versus what the Owner/Developer is required to provide per proffer requirements.

*Applicant Response:* At the 5/24/10 meeting the timing of the school construction versus the potential timing of the C.D. Smith development was reviewed along with the C.D. Smith proffer for the park site. The proffer (ZMAP 2002-0003) provides for the park to be constructed and conveyed no later than the issuance of the 300<sup>th</sup> residential zoning permit (Proffer V.A.B.3). The C.D. Smith rezoning is approved for 455 residential units. There is no provision in the proffers that would provide for reimbursement if LCPS were to construct the park in advance of the proffer requirement. Due to current economic conditions, it is unlikely the park would be constructed by the C.D. Smith development prior to the construction of the proposed high school, opening Fall 2012. Based on this information, it was agreed that LCPS would inquire as to whether the owners of the C.D. Smith property would be willing to dedicate the park early and construct park improvements at a later time when development moves forward. If the park were to be dedicated early, it could be

*used as a passive park. In this event, LCPS would construct the parking at the park site in conjunction with the construction of Roadway B. If the park is not dedicated in advance, then LCPS would provide a cash contribution for the parking (including gates for closure). LCPS Staff contacted the owner to inquire about early dedication. The owner indicated a review would be made and response provided in the timeframe of this SPEX application review. LCPS would also provide a "sleeve" under Relocated Route 659 for the future extension of sewer from the C.D. Smith development to the park site and bring public water to the park site, including a stub for future park use (along Roadway B).*

**Issue Status: Resolved. PRCS appreciates the Applicant's effort to have the C.D. Smith park site dedicated early. Please notify PRCS Staff as soon as you have an answer from the C.D. Smith property owner as to whether or not this will be a possibility.**

8. The abandonment proposal for Goshen Road is discussed on Page 10 of the Applicant's Statement of Justification. PRCS has reviewed the separate abandonment application and provided referral comments in a memo dated April 6, 2010. In that memo, Staff noted that the proposed abandonment will impact two proffered PRCS park sites. On Sheet 2 of the Abandonment Exhibit Plat, MCPI # 248-17-6333 (Parcel C, Stratshire Crossing, Phase 1) is to be dedicated to Loudoun County per amended Proffer IV.B.3 of ZMAP 2003-0012. The active recreation construction and parcel conveyance shall be completed prior to the issuance of the 100<sup>th</sup> residential zoning permit for the Property. Winchester Homes is currently coordinating with PRCS Staff to commence site construction and parcel conveyance this summer (2010). PRCS requests more clarification on whether the proposed abandonment is scheduled to be completed prior to the park conveyance to the County, and whether the current street dedication and prescriptive right-of-way area will be conveyed to the County to be included within the park site as well.

Furthermore, on Sheets 3, 4 and 5 of the Abandonment Exhibit Plat, MCPI # 248-29-4046, 248-30-5519, 248-39-4888 (Two Greens/Kirkvest LLC, C.D. Smith Property) is to be dedicated to Loudoun County per Proffer V.B.3 of ZMAP 2002-0003. PRCS requests addition clarification on whether the current prescriptive right-of-way area will be included in the future conveyance from Two Greens/Kirkvest LLC to the County as part of the park site.

**Applicant Response:** *The proposed abandonment of Goshen Road requires that Relocated Route 659 be constructed and accepted into the state system for maintenance. It is possible that the Stratshire Crossing Park will be dedicated prior to the conclusion of the abandonment process. Upon the abandonment of Goshen Road there would be .12174 acres that would revert to the land that is to be proffered to the County.*

*As noted above in Comment 3 (5), the abandonment of Goshen Road would result in .19853 acres reverting to the C.D. Smith parcel located on the west side of Relocated Route 659, the proffered park site. It would be logical for that land area to convey with the park.*

**Issue Status: Resolved.**

9. On Sheets 3 and 5 of the Special Exception / Rezoning Plat, please delineate the proffered amenities to be located within the C.D. Smith park site per ZMAP 2002-0003 and STPL 2008-0047.

*Applicant Response: Based on the 5/24 meeting, Alternative 2 park layout amenities have been added to the Plat.*

**Issue Status: Resolved.**

10. On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the "Off-site Extension (By Others)" of the "Proposed 10' Multi-Use Trail" in the southeast corner of the property adjacent to the Elementary School, to be provided by the Applicant, to either connect to the future trail along the west side of Relocated Route 659, or to connect to the proffered park site at Stratshire Crossing via the future abandoned Goshen Road.

*Applicant Response: There will be a 10' multi-use trail on the east side of Relocated Route 659 that will provide connection between the Stratshire Crossing park site and the C.D. Smith proffered park site. It is unknown when and whether a trail will be constructed along the west side of Relocated Route 659 as it is unknown when the second two lanes of Relocated Route 659 will be constructed. With the abandonment of Goshen Road the prescriptive right of way will revert to the respective properties. LCPS will not control the abandoned road/right of way.*

**Issue Status: Acknowledged.**

11. On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the proposed "Sidewalk" along Road B to provide a "Proposed 10' Multi-Use Trail" to service the proffered park site and provide consistent connectivity with the rest of proposed adjacent trail system.

*Applicant Response: As requested, the pedestrian circulation has been revised to provide a 10" multi-use trail on the north side of Road B. Based on the 5/24/10 meeting LCPS understands that Parks and Recreation does not wish to have a sidewalk along the south side of Road B nor a sidewalk along the western frontage*

*of the park property. Instead Parks and Recreation has asked that a connection be provided from the high school parking lot to the future trail that is to be constructed around the park pond. Please reference the SPEX Plat for the proposed connection.*

**Issue Status: Resolved.**

## **CONCLUSION:**

Staff appreciates the Applicant's responses to the aforementioned comments. PRCS would not offer any objection to application approval based on the information provided.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at [brian.fuller@loudoun.gov](mailto:brian.fuller@loudoun.gov). You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov). I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.